

**MINNEAPOLIS NEIGHBORHOOD REVITALIZATION PROGRAM**

**ST. ANTHONY WEST  
NEIGHBORHOOD  
ACTION PLAN**

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# ST. ANTHONY WEST NEIGHBORHOOD ACTION PLAN

## 5/1/95

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<b>TOTAL PLAN REQUEST</b>	<b>\$1,403,959</b>

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### VISION STATEMENT

Through the NRP process, the residents of St. Anthony West have been challenged to dream....and set a course of action for our neighborhood.

#### We envision:

- A safe community where people respect and support each other; where government listens and responds to its constituency.
- A neighborhood that can continue to offer affordable, quality housing. As we compete with the entire metro area to attract new residents, there is much to be said for modern bathrooms and upgraded kitchens, two car garages and big closets!
- Making help available to all who need it. We know our senior population lives in 40% of all owner occupied houses in the neighborhood. We know there are single parents who need support from the community in which they live. We know that families are struggling and that a sense of "community cohesion" must be created for everyone in our community to establish roots, learn, prosper & grow.
- People working together: residents, elected officials and agency staff providing new and existing services in a more coordinated way that increases the opportunity for communication between all of us as we enter the 21st century.

Please provide us the support and guidance we need as we reach out to our neighbors in St. Anthony East, Sheridan, and Logan Park to form a joint home improvement project with the Greater Minneapolis Metropolitan Housing Corporation. Encourage us as we work with the Nicollet Island/East Bank and St. Anthony East neighborhoods to continue our successful community oriented policing project, the famous "Cops on Bikes" program. We are a proud community, but not too proud to ask for help. Please help us live our dream....

## **HISTORY OF THE ST. ANTHONY WEST NEIGHBORHOOD**

In 1850, prior to Minnesota achieving statehood, the village of St. Anthony was incorporated. As the terminus of the first Railroad built in Minnesota (from the Mississippi River landing in St. Paul to the current Pillsbury Mill site), the village of St. Anthony was the birthplace of Minneapolis.

The neighborhood was home to sawmills, railroads and manufacturing plants, as well as home to the workers who lived near their jobs and built strong communities in the course of raising their families.

Most homes were built prior to 1920 (49.2%), after which time the growth of the City had moved elsewhere.

Through the 1960's, the neighborhood had a strong industrial corridor along the River and Marshall St., with the remainder being residential with scattered retail sites.

The first "NRP type" improvement effort developed out of St. Anthony West during the mid 1960's when the Minneapolis Housing Authority established an office in St. Anthony West and St. Anthony East, investing \$55 million dollars with a peak staff of 200. All homes were either brought up to code or torn down, with new homes being built. Grants for the elderly and low interest loans were provided for homeowners. The majority of retail operations were relocated, as was all manufacturing with the exception of the industrial park which remains and is home to Scherer Brothers Lumber and Graco Inc.. Streets were redesigned to enhance residential character and new homes were built along Marshall and Main St., where manufacturing had once been. But the redevelopment effort did not stop in the 1960's.

In the mid 1970's, housing was constructed next to Boom Island consisting of 45 homes built on cul-de-sacs with underground utilities, offering the ambiance and benefits of living in the City along with the amenities of suburban style housing.

In the mid 1980's, townhomes were built along 3rd Ave. NE, providing high quality housing that allowed the neighborhood to compete in the metro market, as the concept of what constitutes a "household" began to change.

Additional infrastructural projects came about in 1989, when the STAWNO Board of Directors in conjunction with the St. Anthony East neighborhood, began an "NRP prototype" project using funding from the St. Anthony West tax increment finance district and assessments to bring historic lighting to both neighborhoods. The two neighborhoods (in 3 different wards) became the third area of Minneapolis to add historic street lights.

In 1990 the neighborhood partnered with the St. Anthony East and Nicollet Island/East Bank neighborhoods to receive funding from the City to have seasonal community oriented policing, known as the "Cops on Bikes" program. This successful effort was expanded to Marcy Holmes, Como, Sheridan, Logan Park, Beltrami, Bottineau and N.E. Park as money and resources allowed.



### NEIGHBORHOOD PROFILE

Located in Northeast Minneapolis, the St. Anthony West neighborhood is bounded by Broadway St. N.E. on the north, Washington/Fifth Sts. on the east, railroad tracks/2nd Ave. N.E. on the south and the Mississippi River on the west. The population is 2,359 people in 1,092 households, within 660 residential buildings. Single dwelling structures account for 47%, and duplexes account for 30.6% of the total number of residential buildings. Three/four unit structures account for 5%, and five or more unit structures account for 2.1% of the total.

### NRP PLANNING PROCESS

The Board of the St. Anthony West Neighborhood Organization (STAWNO) began planning for the NRP in 1991, upon the advice of then Council Member Sandra Hilary, "Don't wait until chosen in the NRP lottery, plan your future now". STAWNO was selected for the NRP process on August 6, 1992, with its first formal NRP Committee meetings beginning in mid-May of 1994.

There have been several NRP Committee meetings (13) held to date with two committees meeting in a "stacked" format that saved volunteer time. CARE committee meetings (10) and STAWNO board meetings held once per month (15), provided other forums for input.

A survey was designed and a mailing list obtained in August 1994. In September 1994, 1,100 surveys were mailed to residents. One hundred seventy eight responded for a return percentage of 17%. The resident/renter ratio response was roughly 65%:35%.

A business assessment form was sent out to commercial and industrial businesses asking them what their needs/future plans were. All have responded.

The Eldernet group of the Social Service Delivery Committee met 3 additional times. There were 7 meetings of the Organizing Committee.

There were 3 neighborhood-wide NRP events to encourage further input into the Action Plan.

At the October 29, 1994 event, 51 residents (including 7 renters & 4 landlords) attended and on December 10th, 38 residents (6 renters) attended. Prior to these neighborhood wide meetings, STAWNO Action Plan drafts were delivered to all households asking for their written/oral comments. At the last neighborhood wide meeting on January 21st a vote was taken, ratifying the action plan.

The most disappointing part of the NRP planning process has been the lack of interest on the part of our neighbors who are renters. When we have attempted to reach out with outside meetings to renters in two of our major apartment buildings, we have been told that:

- The plan looks o.k., but that they don't have the time to participate...."that's what we have a landlord for".
- They choose to rent because they don't want to spend time on community issues.

We will continue our efforts to reach out to renters, especially with our programs to offer home ownership to people who are not aware that for the price of rent they can own, and make them aware of social services that may be of benefit to them.



## HOUSING - \$790,000

### 1. INCREASE OWNER OCCUPIED HOUSING.

**A: Provide financial incentive for neighborhood renters to become homeowners.**

■ The neighborhood will provide down payment and closing cost assistance for new homeowners (0% interest for a term of 7 years) as part of its revolving loan program. A stipulation of this program is that the loan must be paid back in full if the house is sold within the first seven years.

**Resources:** \$50,000 in NRP Funds set aside to cover down payment and closing cost assistance to new home buyers who don't fit into MCDA loan programs or other existing programs. Northeast State Bank, NRP/MCDA & the Greater MPLS Metropolitan Housing Corp. (GMMHC) will help establish this program as part of the neighborhood's revolving loan fund. It is anticipated that approximately ten new home buyers (\$5,000/per home purchase) could be helped with this program.

**Timeline:** 1995-2000

### 2. KEEP CURB APPEAL BY PRESERVING HOMES AND BUILDINGS THROUGH REHABILITATION.

**A: Provide low interest loans to new and existing homeowners and rental property owners for interior and exterior improvements, with an emphasis on owner occupancy; encouraging people to make improvements that improves the marketability of the neighborhood on a City and regional level.**

■ Create a low interest revolving loan fund offered to homeowners and rental property owners to help make interior and exterior improvements to their properties. **See Appendixes B page 15: Housing Guidelines.**

**Resources:** \$350,000 in NRP funds to establish a Housing Revolving Loan Fund. STAWN will work with NRP/MCDA, Northeast State Bank and GMMHC to finalize Interest Rate Reduction and Loan Guaranty Agreements.

**Timeline:** 1995-2000

**B: Integrate energy efficiency programs and available funding into the neighborhood's Home Loan Program.**

■ Work with GMMHC and applicable agencies, such as Minnegasco, NSP, Center for Energy and Environment, etc., to come to reduce the interest rate of their respective residential loan programs.

**Resources:** STAWN will seek the help of NRP/MCDA, GMMHC, CEE and other applicable loan agencies to come up with a loan buy down agreement on rental and home energy loan programs.

**Timeline:** 1995-2000

**C: Use an existing community development corporation to help make borrowers Mortgage Ready and to provide staffing support to help coordinate the purchase/rehab of homes targeted to receive needed improvements.**

■ STAWN will work with the Greater MPLS Metropolitan Housing Corporation to help:

- Fill out loan/grant applications to prequalify home and business rehab loans, integrating energy efficiency programs and available funding into these loans to leverage NRP funds whenever possible.
- Establish a marketing program that keeps track of real estate turnovers as an opportunity to promote home ownership.
- Coordinates the purchase and renovation and/or demolition of properties targeted for improvements.

**Resources:** \$90,000 in NRP funds to provide three years of staffing/budget support for three positions to be hired by GMMHC:

- An administrative, marketing and loan packaging expert.
- A construction manager.
- A support clerk.

STAWNO is actively working with Logan, St. Anthony East and Sheridan to interest them in working cooperatively with GMMHC to provide continued staff and project support (via NRP funds) to perpetuate this effort in the years ahead.

**Budget Scenario:** STAWNO's allocation of \$90,000 in NRP funds would comprise a one-quarter allocation (approximately \$2,300 per month for three years) of the funding required to staff the resource center. As stated above, other neighborhoods are being asked to consider contributing NRP funds to support the staffing and gap financing requirements needed to fully fund the project.

**Leverage:** GMMHC is currently seeking \$3 million in funding for this effort from its financial backers.

**Timeline:** 1995-1998

**D: STAWNO will work with the Greater MPLS Metropolitan Housing Corporation (GMMHC) to purchase/rehabilitate selected homes.**

■ STAWNO will provide gap financing (estimated \$20,000 per home) to GMMHC for the rehabilitation of neighborhood homes.

STAWNO is the first to participate in this effort in what is expected to be a five year effort in which other neighborhoods participate by contributing NRP funds towards staffing and gap financing that will go towards the rehabilitation of homes in participating neighborhoods.

**Resources:** \$300,000 in NRP funds to cover gap financing. STAWNO seeks the participation of Logan, St. Anthony East, Sheridan and other nearby neighborhoods to each contribute \$300,000 in NRP funds, to provide gap financing support to perpetuate this effort in the years ahead. GMMHC will set up a resource center in the neighborhood from which to coordinate housing related education and rehabilitation activities. For St. Anthony East, Sheridan, and Logan to use the resource center as well.

**Timeline:** 1995-2000

**E: Create a neighborhood rental property owners group to better facilitate rental rehabilitation and ownership opportunities.**

■ STAWNO will work cooperatively with neighborhood rental property owners to increase the safety and stability of the rental market, help to coordinate and make market information readily available.

**Resources:** STAWNO's NRP Coordinator will work with CCP/SAFE to establish tenant screening workshops and work to promote and hold meetings of the rental property owners group. See Community Cohesion, page 12, for staff funding request.

**Timeline:** 1995-1997

## ZONING - \$100,000

**1. CREATE APPROPRIATE DENSITY LEVELS IN THE NEIGHBORHOOD CONSISTENT WITH ITS SINGLE FAMILY RESIDENTIAL CHARACTER.**

**A: Review the R-5 zone/district in the St. Anthony West neighborhood.**

■ City planning staff will work with STAWNO to analyze and consider the impact that down zoning a large portion of the R-5 district would have in conjunction with any expansion plans the Catholic Eldercare Center may have in the future and to integrate its efforts with the zoning code revisions currently underway in MPLS.



**Resources:** STAWNO and its NRP Coordinator will work with its City Council Representative, MPLS Planning, & Catholic Eldercare.

**Timeline:** 1995

**B: Provide for the potential purchase and demolition of distressed residential properties for neighborhood determination, as part of an effort to decrease density.**

■ Establish a fund to purchase/demolish distressed residential properties.

**Resources:** \$100,000 in NRP funds to purchase/demolish distressed residential properties.

**Timeline:** 1995-Ongoing

## TRAFFIC & STREETLIGHTS \$198,659

### 1. IMPROVE NEIGHBORHOOD LIGHTING.

**A: Increase mid block and alley lighting in the neighborhood to improve safety.**

■ Replace/upgrade existing lighting throughout the neighborhood using NSP's Nightwatch Program. This lighting effort will seek to improve those areas of the neighborhood not covered under Objective B, directly below.

**Resources:** STAWNO Staff will work with NSP's Nightwatch Program to coordinate this effort. See Appendix D: Traffic & St. Lights Inventory page 17.

**Timeline:** 1994-Ongoing

**B: Add Historic street lighting in designated areas to increase safety and enhance the historic character of the neighborhood.**

■ An historic street lighting plan has been developed in conjunction with Public Works that tar

ets specific areas of the neighborhood for historic street light improvements. This is considered the second phase of implementation as part of a larger effort to promote putting historic street lights throughout the neighborhood. The third and final phase will begin in 1999.

**Proposed project area description:** Marshall St. from Broadway to railroad tracks. Main St. from Broadway to Marshall; 5th St. from Broadway to railroad tracks. Washington through the neighborhood; 8th Ave. from Sibley to 6th St.

#### Cost Estimate:

109 units @ \$5,000 each (70W HPS) =	\$545,000.00
Assessment Fee	30,000.00
	\$575,000.00
Contingency 10%	57,500.00
	\$632,500.00
Current Expense 3 1/2%	22,137.50
<b>Total</b>	<b>\$654,637.50</b>

This project would be assessed on an area basis (Past projects have averaged \$0.30 to \$0.35 per square foot assessed over 20 years).

**Resources:** \$163,659 in NRP funds 25% of projected project cost). Residents, with local churches, businesses, the City, Park and Recreation Board, Hennepin County and the State of Minnesota will work in partnership to determine the phasing and implementation of this project. Residents will be kept informed about all aspects of the assessment and public hearing process.

**Timeline:** 1995-1997

### 2. IMPROVE PUBLIC INFRASTRUCTURE

**A: Replace cyclone fencing on neighborhood bridges that match the 5th St. Bridge.**

■ STAWNO will work with Public Works to determine what, if any, improvements are scheduled for these bridges in the future: University Ave., NE (trunk highway -MNDOT), 2nd Ave. NE (MPLS-Public Works) and Main & Marshall (Hennepin Co.).



**Resources:** The STAWNO Housing and St. Lights Committee and its NRP Coordinator will continue to work with Public Works to improve neighborhood bridges.

**Timeline:** Ongoing

**B: Upgrade/replace guard rails adjacent to housing on the west side of University Ave. (directly off Broadway), a Gateway intersection to the neighborhood.**

■ Remove existing guard rails (public infrastructure) that are built into the sidewalk and replace with a more appropriate design that does not detract from the adjacent housing stock and streetscape along University Ave.

**Resources:** STAWNO will work with Public Works to determine the design of the new railing and to find additional funding for this project if necessary. \$10,000 in NRP funds is allocated for the planning and implementation of this project.

### 3. MAKE TRANSPORTATION PATTERNS MORE COMPATIBLE WITH THE NEIGHBORHOOD.

**A: Conduct a neighborhood wide meeting to discuss traffic issues.**

■ Work with Public Works traffic engineering to conduct a neighborhood wide meeting to review and discuss existing traffic information and offer pertinent ideas that will:

- Determine if there are areas in the neighborhood that could benefit from being converted to cul de sacs.
- Create strategies that could calm traffic on University Ave., Marshall St. and throughout the entire neighborhood.
- Work with the Park Board and Public Works to develop a plan for the optimal use of Marshall St. using adjacent park land.

**Resources:** STAWNO will work with Public Works and the Park Board to develop a neighborhood wide traffic assessment meeting and to develop appropriate streetscape design and use of park land.

\$25,000 in NRP funds is dedicated towards the planning and implementation of these projects.

**Timeline:** 1995-1996

## COMMERCIAL DEVELOPMENT

**\$100,000**

### 1. STRENGTHEN AND IMPROVE NEIGHBORHOOD BUSINESSES AND INDUSTRY.

**A: Provide financial incentives and connections to existing resources for businesses and industry.**

■ Create a revolving loan fund that provides low interest loans to businesses to encourage interior and exterior improvements, promotes energy efficiency and enhances pollution prevention efforts.

**Resources:** \$100,000 in NRP funds to establish a Revolving Loan Fund. Implementation support will be provided by STAWNO NRP Coordinator, Northeast State Bank, the Greater MPLS Metropolitan Housing Corp., and MCDA to help package business and industrial loans. Initial loan guidelines have been established for this objective. **See Appendix D, pages 17-18: STAWNO Commercial Development Guidelines & Requirements.**

**Timeline:** 1995-Ongoing

■ Integrate energy efficiency programs and available funding into the Neighborhood's Commercial Development Loan Program.

**Resources:** STAWNO, in working with the Greater MPLS Metropolitan Housing Corp., will seek to integrate energy efficiency services/loan/grant programs whenever feasible to help neighborhood businesses make energy efficient improvements.

**Timeline:** 1995-Ongoing

## ENVIRONMENT

**\$50,000**

### 1. IMPROVE THE ENVIRONMENT.

**A: Improve Mississippi River water quality, drinking water quality, and the storm water runoff situation through neighborhood educational and incentive efforts.**

■ Eliminate harmful lawn fertilizer use by educating residents and promoting environmentally friendly alternatives (See Community Cohesion, Letter D, page 12).

■ Purchase and distribute radon test kits.

**Resources:** \$5,000 in NRP Funds to purchase radon detector kits with a 1:1 match offered to residents. STAWNO will work with the county to reduce the cost of radon kits.

**Timeline:** 1995-Ongoing

■ Conduct water testing to determine lead levels in tap water.

**Resources:** Coordinate resident water sampling with the MPLS. Department of Health.

**Timeline:** 1995-Ongoing

**B: Help reduce yard waste and household hazardous waste.**

■ Conduct maintenance free lawn/landscaping design workshops (See Community Cohesion, Letter D, page 12).

■ Promote composting alternatives through education workshops and purchasing compost bins (See Community Cohesion, Letter D, page 12).

**Resources:** \$5,000 in NRP funds to purchase compost bins (@\$50/per bin) through the City MPLS' program where disadvantaged youth make the bins, with a 1:1 match offered to interested residents.

**Timeline:** 1995-Ongoing

■ Better promote of neighborhood wide collection of household hazardous waste.

**Resources:** MPLS' Public Works' Solid Waste Division will seek to provide more timely information of Hennepin County's yearly hazardous waste pick-up, specifically where and when residents can participate in dropping off household hazardous waste products (Last year's drop off point for the neighborhood was at 1025 Broadway St.-Natl. Guard site).

**Timeline:** 1995-Ongoing

**C: Promote the efficient use of energy and water use in homes.**

■ Purchase energy saving light bulbs and toilet flushers and shower heads that reduce water u. in neighborhood homes. Interested residents would pay 1/2 the cost of these devices with the remainder being paid with NRP funds through STAWNO who would administer the program.

**Resources:**

\$5,000 in NRP funds to purchase energy efficient fluorescent light bulbs with a 1:1 match offered to residents as a way of encouraging and promoting energy audits and subsequent energy efficiency improvements to the home.

\$5,000 in NRP funds to purchase toilet flushers that reduce water use with a 1:1 match offered to residents.

\$5,000 in NRP funds to purchase shower heads that reduce water use with a 1:1 match offered to residents.

**\$15,000 Total**

**Timeline:** 1995-until funds are exhausted



## 2. STRENGTHEN COMMUNITY CONNECTIONS TO THE RIVER.

**A:** Complete the B.F. Nelson Site-River Overlook Project which has gone through the design stages and is ready to be sent out for bids.

■ Allocate additional NRP funds in order to complete the River Overlook Project on the former B. F. Nelson site now owned by the Park Board.

**Resources:** Initial NRP transition funds of \$16,524 were provided in conjunction with an estimated \$10,850 in funds and in kind labor generated by STAWNO.

**\$25,000** in NRP funds is requested so the neighborhood can hire a private contractor and complete the construction phase of the project. A potential partnership with the MN Department of Natural Resources may preclude the need for NRP funds.

**Timeline:** Spring 1995

**B:** Bury and or relocate NSP's high tension lines away from residential areas of the neighborhood due to the changing nature of land use by the Mississippi River.

■ NSP's license is up for renewal in 1996 for the continued operation of the transmission towers along the riverfront. St. Anthony West would ask that all the power lines be relocated underground as a condition of granting the energy license renewal.

■ In the short term, the neighborhood will integrate energy efficiency strategies into its housing and commercial loan programs as a proactive step to reduce the neighborhood's aggregate energy usage.

**Resources:** STAWNO will work with the City's Environmental Advisory Committee, the Environmental Coordinating Team, the Park Board, state representative Phyllis Kahn, state senator Larry Pogemiller, residents and other neighborhoods interested in relocating the power lines along the riverfront.

**Timeline:** 1995-Onward

## SAFETY - \$40,500

### 1. INCREASE NEIGHBORHOOD SAFETY.

**A:** Strengthen community oriented policing.

■ Add a seasonal part-time police bike patrol officer for St. Anthony West, St. Anthony East and the Nicollet Island/East Bank neighborhoods from Mid-May through Mid-September (4 months).

**Resources:** **\$40,500** in NRP funds for five years (\$8,100 estimated cost per year). STAWNO will set aside a portion of its NRP funds to provide the initial 5 years funding required to begin the part time police bike patrol for the three neighborhoods: St. Anthony West, St. Anthony East and the Nicollet Island/East Bank neighborhood, with the understanding that the other neighborhoods will in turn provide funds to insure the continuation of this objective. This is a 15 year program partnership between the three neighborhoods.

#### Police Bike Patrol: Proposed Times and Days

##### Mid May - Mid September

Thursday	6-10 p.m.
Friday & Saturday	6-12 p.m.
Sunday	6-10 p.m.

**Total** 20 hours/wk.

■ Create Community Block Clubs with an emphasis on building a sense of community, safety, crime prevention, and as a vehicle to help implement the Action Plan

**Resources:** STAWNO and its Community Coordinator will work with CCP/SAFE to strengthen and expand Block Club participation. **See Community Cohesion, page 12, for staff funding request.**

**Timeline:** 1995-1999



■ STAWNO will work with the MPLS Police Department to create educational opportunities whereby children and adults can learn more about law enforcement as it relates to the mounted patrol.

**Resources:** STAWNO and the MPLS Police Department will work together to develop educational programs and materials for children and adults interested in the mounted patrol.

**Timeline:** 1996-1998

**B. Have the mounted Minneapolis Police Department's mounted patrol division participate in community policing activities in the St. Anthony West, St. Anthony East and Nicollet Island/East Bank neighborhoods.**

■ STAWNO will seek to determine the feasibility of building horse stables on the old Marshall St. N.E. road located within the Boom Island Park area.

In seeking to expand the mounted police patrol into the East side, the neighborhood believes this site would provide a unique place where horses and the mounted patrol officers can seek shelter and be accessible to the community, especially school children as we reinvent how children first meet police officers.

The old street provides a solid foundation and has underground access to water and sewer.

**Resources:** STAWNO will work with applicable agencies to determine the feasibility of building horse stables on the old Marshall St. N.E. road located within the Boom Island Park area.

**Timeline:** 1996-1998

## SOCIAL SERVICES

**\$29,800**

### 1. INCREASE SENIOR SOCIAL SERVICES OUTREACH TO THE NEIGHBORHOOD.

**A: Tailor senior social services to the elderly living in St. Anthony West in order to: keep seniors in their homes as long as possible with a high quality of life and convert senior housing to owner occupied housing when opportunities arise.**

■ Catholic Eldercare will serve as a clearing-house of information for the elderly and administer a program to prevent isolation of elderly people. An outreach worker will link existing neighborhood services with seniors living in the St. Anthony West Neighborhood in need or unaware of services which could be of benefit to them.

Catholic Eldercare and the St. Anthony West Neighborhood will work together in obtaining the other resources needed for this program. This collaborative work will be accomplished through focus groups, committees and board discussions.

Catholic Eldercare will undertake the:

- Development of senior database.
- Identification of senior needs beyond those already known.
- Identification of future senior needs, given the changing demographics and economic status of the neighborhood.
- Development of a partnership with neighborhood business owners and corporations to assist adult children dealing with parent issues.

All of which will help tailor senior social services to the elderly living in St. Anthony West.

**Resources:** STAWNO will allocate \$14,900 in NRP funds with an in-kind contribution from Catholic Eldercare of \$14,900 for staffing, supplies, computer equipment, and support services and materials for 1995 and 1996 for a total of \$29,800 in NRP funds and a match of \$29,800 in Catholic Eldercare funds.

**Timeline:** 1995 and 1996

## 2. PROVIDE A CARING NURTURING ENVIRONMENT TO CHILDREN AND FAMILIES

**A: Identify neighborhood families at risk and in need of special services.**

■ Survey and identify neighborhood families at risk to determine social service needs and help connect with available services.

**Resources:** STAWNO and its Community Coordinator will work with Hennepin County to identify families at risk and connect them with existing social service programs. **See Community Cohesion, letter H., page 12.**

**Timeline:** 1995 - Ongoing

## LIBRARY

**\$10,000**

### 1. INCREASE THE USE OF BOTTINEAU LIBRARY

**A. Make Bottineau Library a more user friendly library.**

■ STAWNO will provide NRP funds to the library to be spent in those areas that the library deems important in order to provide better educational opportunities to children and young adults.

**Resources:** \$10,000 in NRP Funds given to the Bottineau library that will help provide better educational tools and services for children and young adults. The Bottineau library director will work with STAWNO and NRP to develop a budget for the utilization of the NRP funds.

## COMMUNITY COHESION

**\$85,000**

### 1. INCREASE THE QUALITY OF LIFE IN THE ST. ANTHONY WEST NEIGHBORHOOD BY ENHANCING ORGANIZED ACTIVITIES.

**A:** The neighborhood will hire a staff person who will provide organizational, and development support to help promote community building activities and to help the neighborhood implement its action plan.

■ A neighborhood coordinator will be hired to help coordinate/organize:

- A.** Annual and seasonal events i.e., Dickman Park-kiddie parade in conjunction with "Celebrate" N.E., National Night Out and other neighborhood block events.
- B.** Work with CCP/SAFE towards the goal of organizing the entire neighborhood into block clubs as a means of increasing neighborhood communication and as a vehicle for implementing the neighborhood action plan.
- C.** Educational programs/objectives contained in the Action plan.
- D.** Existing community education programs for seniors, adults and youth;
- E.** Children and youth services/activities e.g., after school "latchkey" programs such as arts & craft activities.
- F.** A labor clearinghouse/job bank (handyman/carpentry services, babysitting/child care referrals) and create a community bulletin board.
- G.** Fundraising and grant writing to fund community activities.

**H.** Identify neighborhood families at risk and in need of special services in order to better coordinate existing social services.

**I.** Residential and housing loan packaging information with Northeast State Bank and GMMHC.

**J.** Develop a neighborhood newsletter

**Resources:** \$85,000 in NRP funds of which \$60,000 provides four years funding (1995-1998) to provide STAWNO with staffing to help implement the action plan and build community. \$25,000 is allocated to provide four years of funding 1995-1998 for: printing, copying, distribution of promotional and informational materials and holding educational seminars & neighborhood events etc..(Note: Catholic Eldercare will be providing free office space for STAWNO).

#### Budget

Staffing	\$60,000	1995-98'
Educational Seminars & Neighborhood		
Events	\$ 5,000	
Printing/copying	\$15,000	1995-98'
Postage	\$ 5,000	1995-98'

**Total \$85,000**

**Timeline:** 1995-1998

### 2. ESTABLISH A CENTER FOR COMMUNITY ACTIVITIES.

**A:** Better utilize existing space for community activities with access to a full-time, year round community facility that is centrally located, handicap accessible, and has kitchen space.

■ STAWNO will determine suitable location(s) within the neighborhood where community building activities can occur.

**Resources:** STAWNO has had the good fortune of using Catholic Eldercare facilities. Additional costs associated with community building activities, which may come up, will be covered under Community Cohesion Budget.

**Timeline:** Current



## EDUCATION

### 1. IMPROVE THE QUALITY OF THE EDUCATIONAL EXPERIENCE FOR CHILDREN IN THE NEIGHBORHOOD AND STOP THE EXODUS OF YOUNG FAMILIES LEAVING FOR SUBURBAN SCHOOLS.

**A: Ensure performance-based, quality education for all the children of St. Anthony West.**

■ Follow up on the MPLS School District's Options Project Report and Summary recently released (11/11/94). To this report the people in the neighborhood ask: what responsibility does the MPLS Public School Board have to ensure that student performance standards do not fall below local, state and federal requirements? What recourse do neighborhoods and residents have to insure a quality learning experience for their children, other than to move to South MPLS or the suburbs as the international baccalaureate educational instructor for SouthWest High School suggested to us.

In our NRP process it is clear that we, as citizens, have had the least amount of impact on school policy.

Therefore, in collaboration with elected local, city, county and state officials the neighborhood will seek to:

- Identify academic performance standards, school system policies and practices that impact the availability of educational opportunities for the children of St. Anthony West.
- Clarify the responsibility of the student, parent, teacher and school system to ensure that a student performs in accordance with these standards.
- Determine what the future of Webster school and the educational experience of the children of St. Anthony West will be like if current demographic trends continue.

The schools are of critical importance for a key population that we want to maintain in St. Anthony West - families with children.

**Resources:** We will continue to hold community forums on the problems associated with the present school system in order to make it better, collaborating with the school board, our elected representatives (City Council Vice President Joe Biernat, State Senator Larry Pogemiller, and State Representative John Sarna) and all other MPLS neighborhoods. **Also See Appendix F, page 19.**

**Timeline:** Ongoing

### 2. INCREASE COMMUNITY EDUCATIONAL OPPORTUNITIES FOR CHILDREN AND ADULTS.

**B: Increase community education opportunities for adults and children in the neighborhood.**

■ Work with Webster school to develop community programs for adults and children.

**Resources:** STAWNO's NRP Coordinator will work with Webster School's principal, the MPLS Park Board and MPLS Education Board to establish community education programs.

**Timeline:** Ongoing

**APPENDIX A: HOUSING ASSESSMENT<sup>1</sup>****SENIORS**

- ☐ St. Anthony West has the highest percentage of elderly owned duplexes (40% of senior homes).
- ☐ Senior (75+ years old) owner occupied housing -22.3%
- ☐ [expect higher housing turnover]

**SINGLE FAMILY STRUCTURES**

<u>TOTAL</u>	<u>SUBSTANDARD</u>	<u>%</u>	<u>HOMESTEAD</u>	<u>%</u>	<u>PRE-1920</u>	<u>%</u>
266	8	3%	234	88%	113	42%

**DUPLEX STRUCTURES**

<u>TOTAL</u>	<u>SUBSTANDARD</u>	<u>%</u>	<u>HOMESTEAD</u>	<u>%</u>	<u>PRE-1920</u>	<u>%</u>
163	32	20%	100	61%	135	83%

**THREE / FOUR UNIT STRUCTURES**

<u>TOTAL</u>	<u>SUBSTANDARD</u>	<u>%</u>	<u>HOMESTEAD</u>	<u>%</u>	<u>PRE-1920</u>	<u>%</u>
20	5	25%	3	15%	17	85%

**FIVE PLUS UNIT STRUCTURES**

<u>TOTAL</u>	<u>SUBSTANDARD</u>	<u>%</u>	<u>HOMESTEAD</u>	<u>%</u>	<u>PRE-1920</u>	<u>%</u>
14	0	0%	0	0%	3	21%

**AGE OF OWNER-OCCUPIED HOUSING**

<u>TOTAL</u>	{YOUNG} <u>15-34</u> <u>%</u>		{MIDDLE} <u>35-50</u> <u>%</u>		{EMPTY NEST} <u>55-64</u> <u>%</u>		{SENIORS} <u>65+</u> <u>%</u>	
494	59	12%	197	40%	36	7%	202	41%

1. Excerpted from "Assessment of Northeast Community Housing Needs and Issues", 4/93,

Kris S. Nelson

## APPENDIX B: Housing Guidelines

The purpose of the Single, Multi-family and Rental Rehabilitation Loan Program is to provide financial assistance to new/existing homeowners and multi-family property owners who wish to rehabilitate their properties in the St. Anthony West Neighborhood. All owners of single family and multi-family property the neighborhood are eligible to borrow funds. Preference will be given to owners who live and/or work in the neighborhood, or who commit to purchase.

### ELIGIBILITY

- ☐ The property being improved must be in the area bounded by Broadway on the North, the railroad tracks south of Third Avenue (on the south), the Mississippi River on the West, and Fifth St. & Washington Street on the East.
- ☐ The applicant must be an acceptable risk as determined by the lending institution/locally assigned administrator.
- ☐ The applicant's property must be a conforming use or a legal nonconforming use under the City's Zoning Ordinance.
- ☐ The applicant must be current with all utilities, taxes and assessments on the property being improved.

### ELIGIBLE IMPROVEMENTS

- ☐ Improvements that correct City of Minneapolis Housing Maintenance Code deficiencies.
- ☐ Improvements that correct other substandard conditions under local and state building, health or safety codes.
- ☐ Improvements to the exterior of the building.
- ☐ Replacement or improvements to roofing, electrical, plumbing, mechanical or heating/ventilation - air conditioning systems.
- ☐ Improvements to increase energy efficiency in building.
- ☐ Improvements to increase safety of the building for residents.
- ☐ Historic preservation work.
- ☐ Interior capital improvements e.g., new kitchens, room additions, attached garages etc...
- ☐ Improvements to improved handicap accessibility.
- ☐ Landscaping

### INELIGIBLE EXPENSES

- ☐ Recreational or luxury improvements
- ☐ Working capital
- ☐ Payment for the property owner's own labor for the performance of rehabilitation.
- ☐ Debt service of any kind.
- ☐ Other expenses as determined by the lender, locally assigned administrator and/or NRP funding guidelines.

### FUNDING GUIDELINES

The maximum amount is determined by the number of housing unit(s) being improved.

1-5 Units Up to \$20,000

6+ Units Up to \$2,500/unit

[Note: exceptions to the dollar limits can be made if the improvements are to meet local or state building, health or safety code requirements.]

### OTHER REQUIREMENTS

- ☐ Two (2) or more competitive bids or quotations is required for projects costing more than \$15,000 which are not approved by the assigned administrator.
- ☐ Applicant's must use licensed or certified and bonded contractors who pay prevailing wages for all work, in accordance with State laws and the Ordinances of the City of Minneapolis.
- ☐ Applicant must secure all necessary permits.



## APPENDIX C: Traffic and Streetlights Survey

3/21/94

University NE	Lights half block apart; some external house lights at intersections, but little uniformity.
2nd Avenue NE	Lights half block seem very high, potential tree blockage, little uniformity.
Marshall St. NE	Excellent from RR bridge to the avenue, curve very dark, especially park side. Curve to Broadway better, dark on industrial side, better lighting needed near commercial node.
8th Avenue NE	Bridge lighting is great, park entrance to Marshall is dark on residential side no uniformity of lights, very dark from University to end, some good house lights.
3rd Avenue NE	Very good.
4th Avenue NE	Dark University to 4th St., Very dark 4th St. to 5th St.
4th Street NE	Lights half block apparatus, lots of tree blockage, very dark at some points, home lights help, north and south ends problem.
5th Avenue NE	O.K. uneven tipping poles, potential tree blockage
5th Street NE	3rd Avenue to Washington, very dark. Mid-block school side is O.K., but residential side is dangerously dark; especially by older homes with no outside lights
7th Avenue NE	Very dark especially between 4th and 5th Streets
6th Avenue NE	Better, good mid-block and intersection lights, but again, no uniformity
Washington St. NE	Not too bad, Summer St. intersection could be a lot better
9th Avenue Ne	Industrial area dark but good commercial lighting; north east portion uneven with dark areas.

## NSP's Nightwatch Program:

General lighting estimates for attaching lights to electrical poles (not light poles):

Estimated cost per mo. per light with city taxes, etc.

Standard area type 100 watt	\$7.50/mo.
250 watt	\$13/mo.
Directional 250 High Pressure Sodium	\$14/mo.
400 watt	\$19/mo.

*There is no installation cost with this program if the lighting remains in place for 3 years (so NSP can recoup the cost of installation via electrical usage)*

**APPENDIX D: STAWNO Commercial Development Guidelines & Requirements**

The purpose of the fund is to provide financial assistance to the St. Anthony West neighborhood commercial businesses through private sector and public action. The goal is to finance as many improvements as possible to:

- ☐ Provide the capability and incentive for owners and tenants to upgrade the appearance, structural condition and operating/energy efficiency of their place of business.
- ☐ Retain and expand job opportunities.

**Applications will undergo a loan review approval process based upon:**

- ☐ The extent of the improvements leveraged by the loan funds.
- ☐ The extent loans expand businesses, or increase the number of job opportunities.
- ☐ The extent of rehabilitation which addresses crime prevention, health and safety, and Federal American Disabilities Act (ADA) requirements.
- ☐ The extent the project removes blight, improves parking, and provides better access to commercial properties.
- ☐ The extent the project increases energy efficiency, and reduces solid/hazardous waste consumption.

**Commercial Loan Process**

From the time the lending institution receives a completed application, final approval should take less than two weeks. After final approval, another two weeks should be allowed to request a check for the closing.

**Loan Terms**

St. Anthony West will work with a private lender to establish loan parameters and reviewal procedures. The Maximum loan amount available for business property owners will be \$50,000. Ten percent (10%) of the programs available funding will be set aside for use by individual tenants.

**Eligible Applicants:**

- ☐ Applicant's property must be located within the St. Anthony West neighborhood.
- ☐ Applicant must be able to repay the loan and be an acceptable credit risk by the bank.
- ☐ Applicant's property status must be a conforming use or a legal non-conforming use under the City Zoning Ordinance and also be an approved use under the St. Anthony West's 3% Loan Program.
- ☐ Applicant must be willing to upgrade their property to address health and safety issues and City code problems as defined by MCDA.
- ☐ Applicant must be current with all utilities, taxes and assessments on their property.
- ☐ Exceptions will be made on a case by case basis.
- ☐ Applicant must use licensed contractors who pay prevailing wages. Loans over \$100,000 require affirmative action compliance.

**APPENDIX D Cont.:****Eligible Exterior Improvements:**

- ☐ All Exterior Improvements including, cleaning, painting and staining of exterior surfaces.
- ☐ Masonry repairs.
- ☐ Roofing.
- ☐ Repairing or replacing cornices, entrances, doors, windows, decorative details and awnings.
- ☐ Removal, repair or replacement of signs.
- ☐ Handicap access improvements.
- ☐ Lighting, landscaping and blacktop.
- ☐ Demolition of substandard or economically obsolete structure.

**Eligible Interior Improvements:**

- ☐ Almost all fixed improvements including the repair and/or decoration of walls, ceilings, floors, lighting, windows, doors, entrances, electrical, plumbing, mechanical, air conditioning, architectural change, energy improvements etc.

**APPENDIX E: Current Commercial Needs Assessment****A BATTERY CITY, 58-9TH AVE. NE**

- ☐ **Exterior Improvements:** New Loading Dock
- ☐ **Interior Improvements:**

**TUTTLE INC. (ELSIE'S), 729 MARSHALL ST. NE**

- ☐ **Exterior Improvements:** New Facade, Roof Repair
- ☐ **Interior Improvements:** Heating/Cooling System, Room Additions
- ☐ Have requested an energy audit

**LAURA'S 1029 BAR, 1029 MARSHALL ST. NE**

- ☐ **Exterior Improvements:** New Facade, Landscaping
- ☐ **Interior Improvements:** Windows
- ☐ Determine if Laura's is interested in getting an energy audit

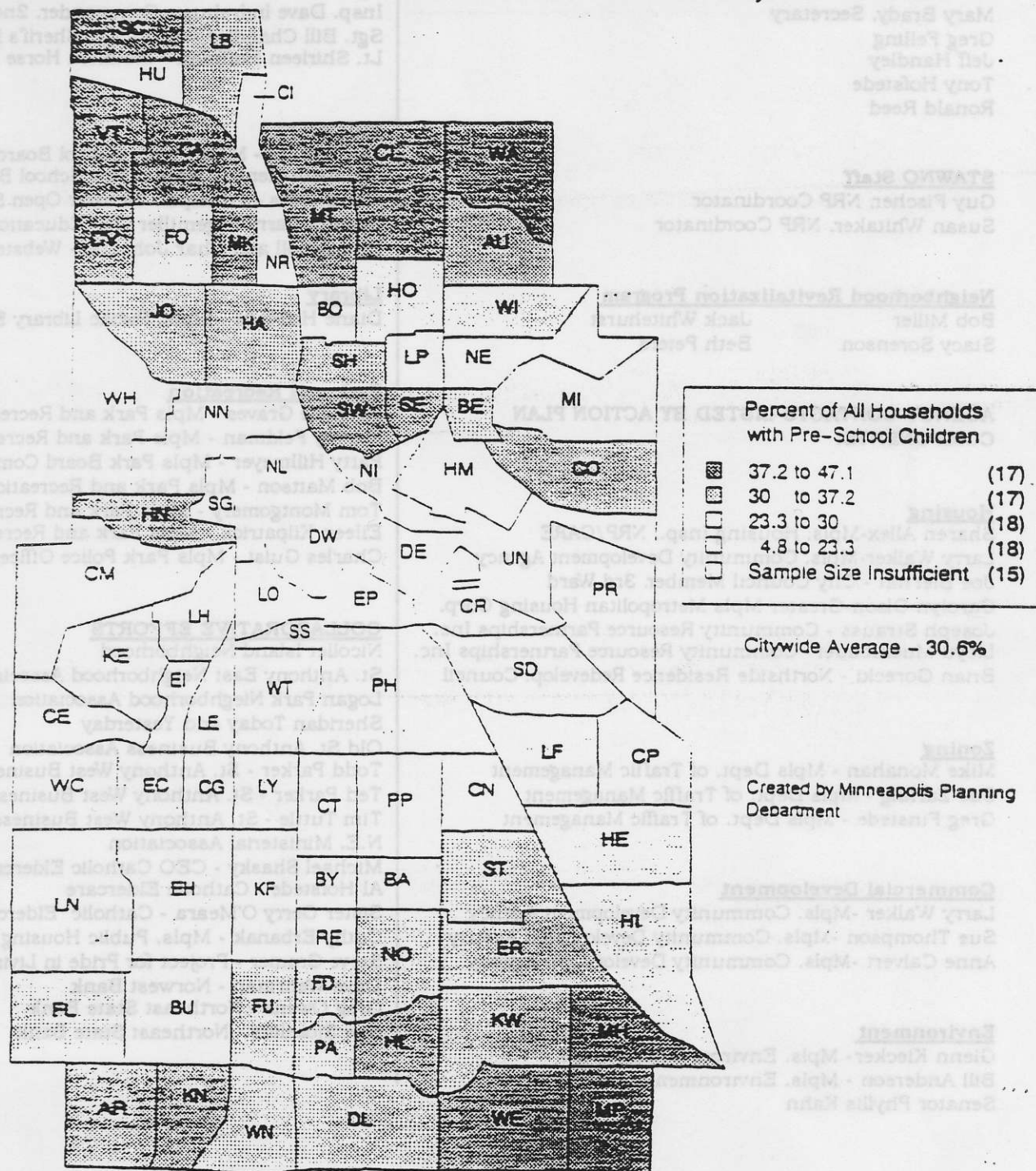
**JOHN DOROSCHAK, DENTISTRY, 230 BROADWAY ST. NE**

- ☐ **Exterior Improvements:** Roof Repair, Expand/resurface parking area



APPENDIX F: Family Flight<sup>1</sup>

# Minneapolis Homeowners with Pre-School Children Indicating a Desire to Move to Suburbs in Next Five Years, 1993



1. Excerpted from the MPLS Public Schools' "District Options Report - Information Profile Summary" Nov. 94', p. 12.

# ACKNOWLEDGEMENTS

## St. Anthony West Neighborhood Board Membership

Michael Rainville, Chair  
 Karen Bacig, Vice Chair  
 Bob Shulstad, Treasurer  
 Mary Brady, Secretary  
 Greg Felling  
 Jeff Handley  
 Tony Hofstede  
 Ronald Reed

## STAWNO Staff

Guy Fischer, NRP Coordinator  
 Susan Whitaker, NRP Coordinator

## Neighborhood Revitalization Program

Bob Miller                      Jack Whitehurst  
 Stacy Sorenson                Beth Peters

## AGENCY CONTACTS LISTED BY ACTION PLAN COMPONENTS:

### Housing

Sharen Alex-Mpls. Housing Insp., NRP/CARE  
 Larry Walker-Mpls. Community Development Agency  
 Joe Biernat - City Council Member, 3rd Ward  
 Carolyn Olson-Greater Mpls Metropolitan Housing Corp.  
 Joseph Strauss - Community Resource Partnerships Inc.  
 Lloyd Muehlbauer - Community Resource Partnerships Inc.  
 Brian Gorecki - Northside Residence Redevelop. Council

### Zoning

Mike Monahan - Mpls Dept. of Traffic Management  
 Sue Zarling - Mpls Dept. of Traffic Management  
 Greg Finstede - Mpls Dept. of Traffic Management

### Commercial Development

Larry Walker -Mpls. Community Development Agency  
 Sue Thompson -Mpls. Community Development Agency  
 Anne Calvert -Mpls. Community Development Agency

### Environment

Glenn Kiecker - Mpls. Environmental Review  
 Bill Anderson - Mpls. Environmental Review  
 Senator Phyllis Kahn

## Safety

Sgt. Mike Dale - CCP/SAFE  
 Jeff Nachbar - CCP/SAFE  
 Sgt. Dan Lawler - 2nd Precinct (Comm. Oriented Policing)  
 Insp. Dave Indrehus - Commander, 2nd Precinct  
 Sgt. Bill Chandler - Henn. Co. Sheriff's Dept. (water safety)  
 Lt. Shirleen Hoffman - Mounted Horse Patrol

## Education

Len Biernat - Mpls Public School Board  
 Elizabeth Hentz - Mpls Public School Board  
 Hank Taxis - Principal, Webster Open School  
 Senator Larry Pogemiller - MN Education Committee  
 Rita Scholl and Char Johnson - Webster Open School

## Library

Diane Hofstede - Mpls. Public Library Board

## Park and Recreation

Rochelle Graves - Mpls Park and Recreation Board  
 Harvey Feldman - Mpls Park and Recreation Board  
 Patty Hillmeyer - Mpls Park Board Commissioner  
 Bob Mattson - Mpls Park and Recreation Board  
 Tom Montgomery - Mpls Park and Recreation Board  
 Eileen Kilpatrick - Mpls Park and Recreation Board  
 Charles Guist - Mpls Park Police Officer

## COLLABORATIVE EFFORTS

Nicollet Island Neighborhood  
 St. Anthony East Neighborhood Association  
 Logan Park Neighborhood Association  
 Sheridan Today and Yesterday  
 Old St. Anthony Business Association  
 Todd Parker - St. Anthony West Business Owner  
 Ted Parker - St. Anthony West Business Owner  
 Tim Tuttle - St. Anthony West Business Owner  
 N.E. Ministerial Association  
 Michael Shasky - CEO Catholic Eldercare  
 Al Hofstede - Catholic Eldercare  
 Sister Gerry O'Meara - Catholic Eldercare  
 Cathy Erbanak - Mpls. Public Housing Authority  
 Steve Cramer - Project for Pride in Living  
 Dave Wehrman - Norwest Bank  
 Greg Owens - Northeast State Bank  
 Sue Sjoselius - Northeast State Bank